

MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held October 6, 2011, at 7 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

In Attendance:	Chris Anderson	Chad Anderson	Scotty Ensign
	Matt Deskovick	Bob Hailey	Carl Hickman
	Eb Hogervorst	Kristi Mansolf	Jim Piva
	Dennis Sprong	Paul Stykel	Angus Tobiason
	Richard Tomlinson	Kevin Wallace	

Excused Absence: Torry Brean

Jim Piva, RCPG Chair, acted as Chair of the meeting, Bob Hailey, RCPG Vice-Chair, acted as the Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:00 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: DETERMINATION OF A QUORUM (Mansolf) – The Secretary Determined a Quorum was Present.

ITEM 4: LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Torry Brean

ITEM 5: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair said there was a meeting on the Cedar Falls Trailhead issue on October 4. Permit access only was discussed. There was also discussion of organizing volunteers to patrol the trail. There will be new rules to ban alcohol, cliff diving and cliff jumping. The parking restrictions requested by the neighbors in the area were approved, but are on hold. The trail was to reopen in November, but the date is undetermined yet. Changes have to be in place before the trail reopens.

Mr. Sprong said the September 14, 2011, edition of Ag Alert News, published by the California Farm Bureau Federation (www.cfbf.com) discusses energy mandates and a run for open farmland for renewable energy projects.

Ms. Anderson said Anza Borrego has solar facilities that are 400 acres.

Ms. Mansolf received the Forest Conservation Initiative maps from the County. The Forest Conservation Initiative has ended and there are some lands in Ramona affected by this. They will be reverting back to their original size. The Board of Supervisors will be discussing this item as part of the GP Update at their hearing on October 26, 2011.

ITEM 6: FORMATION OF CONSENT CALENDAR

Mr. Hailey brought forward, to the Consent Calendar, Item 12-A-1, P 08-008W1, the AT&T Telecommunications Facility at the SDCE, 23403 Calistoga Place. The applicant is requesting a

modification of the Major Use Permit to revise the current utility route location. They are also proposing a new electrical transformer and to disconnect from the SDG&E meter. The equipment enclosure will not change, but the leased area will increase from 358 sq. ft. to 391.5 sq. ft. to accommodate the electrical transformer. The South Subcommittee reviewed and approved this item.

MOTION: TO FORM THE CONSENT CALENDAR, ADDING ITEM 12-A-1, P 08-008W1; TO APPROVE THE AT&T CELL SITE MODIFICATION AS PRESENTED, AND TO APPROVE THE CONSENT CALENDAR.

Upon motion made by Bob Hailey and seconded by Chris Anderson, the motion **passed 14-0-0-0-1**, with Torry Brean absent.

ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA, MOVING ITEM 10 AND ITEM 12-D-1 (PARKS SUBCOMMITTEE ITEM) TO THE NOVEMBER AGENDA, AND TO REMOVE ITEM 12-G-4 (T&T PRESENTATION) TO THE NOVEMBER AGENDA.

Upon motion made by Richard Tomlinson and seconded by Dennis Sprong, the motion **passed 14-0-0-0-1**, with Torry Brean absent.

ITEM 8: APPROVAL OF MINUTES 9-1-11 (Action)

The Chair announced that due to the Secretary being out of town unexpectedly over the last couple of weeks, the minutes have not been sent around yet.

ITEM 9: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized) – *None*

ITEM 10: Development/Confirmation of the Park Land Dedication Ordinance (PLDO) Project Priority List and Recreation Programming Priority List (Identification of Recreation Program Needs and Priorities) For 2011-2012 (Action)(Also Listed under #12-D-1)(Moved to November Meeting under Item #7)

ITEM 11: STP 09-005, Update on Palomar Pomerado Health Facility on Main St. (between 13th and 14th St.) by Rich Miller of Metroplan. Reduction in Facility Size from 36,650 Sq. ft. to 7,600 sq. ft. Access to be from 13th St. Request for Public Road Standard Modification – Reduction in 300 ft Driveway Spacing Requirement to 103 ft Due to Limited Road Frontage (Action) (Also Listed under #12-G-1)

Dr. David Tam, Project Administrator in Charge of Construction, said there has been a change in the previous plan approved by the RCPG. One of the tenants they had been expecting to move into the facility, North County Health Services, was not able to get a grant needed to move into the building, and so they are staying in their current facility. The Center for Health Care, the PPH affiliated physician organization, now ARCH, is working with PPH to occupy the building. They will be providing primary care, urgent care and some specialty services such as some x-rays. They hope to start construction in the spring. The smaller building could be open in 18 months.

Rich Miller summarized the project changes. The building was to take up a whole parcel. The parking has been reduced, keeping with the required ratio. Access was from 3 areas – now it is only from 13th Street. Mr. Miller went with Ms. Anderson to talk to CalTrans. No median is now necessary. There was a concern previously with people cutting through from 13th to 14th in the parking lot. Now this won't be possible. Parcels won't be consolidated with the revised project. The County standard for space between driveways is 300 feet in this area. One hundred three feet is available between the bank and the PPH parcel. They are asking for a modification of the road standard.

Joe Mascari, of Mascari Warner Architects of San Diego, presented the building design, which is a prairie design with clean and horizontal lines. The building will stay cool. There will be a separate service entrance for the staff.

Mr. Deskovick asked if the access on 13th Street will be easy for an ambulance?

Mr. Miller said there will be no ambulances, as the facility will not have an ER.

Dr. Tam said an ambulance can move to and from the facility, if necessary, to pick up a patient.

Mr. Wallace asked if Kaiser is still affiliated with PPH?

Dr. Tam said that Kaiser won't be working out of the facility. If someone is in urgent need of care, they won't be turned away. Insurance will be figured out later.

Mr. Wallace asked if there would be a traffic signal at 13th Street?

Mr. Miller said the original project was anticipated to bring 1150 trips per day. The new facility will bring about 380 trips per day. This won't be enough traffic to warrant a signal. They will pay into the TIF.

Mr. Tomlinson asked if the project could be built on in the future?

Dr. Tam said the project could expand in the future.

Mr. Tobiason said 13th Street should be paved to Maple. One quarter of Ramona lives on the other side of the Creek. That project has been on the repair list for 20 years.

Mr. Ensign asked about the project landscaping?

Mr. Miller said the plants will be drought tolerant.

Mr. Hickman said a red curb may be required due to the road standard modification requested.

MOTION: TO APPROVE THE ROAD STANDARD MODIFICATION REQUEST AND PROJECT REDESIGN SUBJECT TO THE DESIGN REVIEW BOARD APPROVAL.

Upon motion made by Dennis Sprong and seconded by Bob Hailey, the motion **passed 14-0-0-0-1**, with Torry Breaan absent.

ITEM 12: Subcommittee Reports
12-A: SOUTH (Hailey) (Action Item)

12-A-1:P 08-008W1, AT&T Telecommunications Facility at SDCE, 23403 Calistoga Place. Request for Modification to Revise Current Utility Route Location. A New Electrical Transformer and Disconnection From the SDG&E Meter is Proposed. Equipment Enclosure is Unchanged, But Lease will Increase from 358 sq. ft. to 391.5 sq. ft. to Accommodate The Electrical Transformer
(Approved under the Consent Calendar)

12-B: WEST (Mansolf) (No Business)

12-C: EAST (Ensign)(Action Item)

12-C-1:Request for Waiver of “S” Scenic Special Area Regulation at KDC Farm, 26353 Old Julian Highway, to Build a Hay Barn for Thoroughbred Horse Farm. McGuiness, Representative

Mr. Ensign said he did not have a quorum, and he doesn't know if he will have one in the future. He asked for people interested in the business of the East Subcommittee to join.

He did look over the project plans at the meeting and did not see any problems with it.

A representative for KDC Farms said the property is 277 acres. The building will not block the scenic view from the highway. He said there is also a proposal to put a building for stallions on the property and asked if the RCPG could consider that building also.

An RCPG member said that this could not be done since the item was not on the agenda.

Ms. Mansolf said the County sent the RCPG a request for a waiver of the “S” Scenic Special Area Regulation for the hay barn and did not include the building for the stallions in the request. As the building for stallions is set back well from the road, and the hay barn is close to the road with the first 1000 feet from the road in the Scenic Area, she felt the Scenic Area Regulation did not apply to the building for stallions.

MOTION: TO RECOMMEND WAIVER OF THE SCENIC SPECIAL AREA DESIGNATION.

Upon motion made by Bob Hailey and seconded by Chris Anderson, the motion **passed 14-0-0-1**, with Torry Brean absent.

12-D: PARKS (Tomlinson)(Action Item)

12-D-1:Development/Confirmation of the Park Land Dedication Ordinance (PLDO) Project Priority List and Recreation Programming Priority List (Identification of Recreation Program Needs and Priorities) For 2011-2012
(Also Listed as #10, above)(Moved to November Meeting under Item #7)

12-E: GP Update Plan (Anderson)(No Business)

12-F: CUDA (Brean)(No Business)

12-G: Transportation/Trails (Sprong)(Action Items)

12-G-1:STP 09-005, Update on Palomar Pomerado Health Facility on Main St. (between 13th and 14th St.) by Rich Miller of Metroplan. Reduction in Facility Size from 36,650 sq. ft. to 7,600 sq. ft. Access to be from 13th St.

Request for Public Road Standard Modification – Reduction in 300 ft Driveway Spacing Requirement to 103 ft Due to Limited Road Frontage (Action) (*Also Listed under #11*)

12-G-2: Consideration of a Parking Prohibition to Maximize Visibility to the Right at the Main Entrance to the Clubhouse Entering San Vicente Rd., SDCE

Mr. Sprong said the Subcommittee approved the parking prohibition.

MOTION: TO APPROVE THE PARKING PROHIBITION TO THE RIGHT AT THE MAIN ENTRANCE TO THE CLUBHOUSE ENTERING SAN VICENTE ROAD.

Upon motion made by Dennis Sprong and seconded by Bob Hailey, the motion **passed 13-0-1-0-1**, with Kevin Wallace abstaining and Torry Brean absent.

12-G-3: Safe Routes to Schools Program – Consideration of Developing a Prioritized List

Mr. Sprong said Dawn Perfect brought forward 4 priorities for the Safe Routes to Schools Program from the Revitalization Matrix. At the next Transportation/Trails meeting, these priorities will be discussed more. Funding is extremely competitive statewide to get these types of projects funded.

12-G-4: Report of Brief Presentation by Bob Schulte (from T&T meeting) on the Cost of RCPG Decisions on Projects for Developers (*Moved to the November Meeting Under Item #7*)

12-G-5: Report of Brief Presentation on Ramona St. Completion, Community Update

Mr. Sprong said Mr. Jim Cooper made a presentation to the Subcommittee on the Ramona Street completion. There was good dialogue and discussion, and information was brought forward in an organized presentation.

12-H: DESIGN REVIEW (Chris Anderson) – Update on Projects Reviewed by the Design Review Board

Ms. Anderson said State Farm has a new sign that is internally illuminated, which is not allowed; also the letters on the sign are 24 inches and the rule is 12 inches. A site plan for Fresh and Easy was reviewed. Jewelry World had a sign on a truck. The truck was moved and someone turned them in for having the sign on the truck. The Design Review Board is still looking for new members to serve on the Board. The Board meets on the last Thursday of the month, except in November and December. Ms. Anderson announced the Village Design Workshop will be at the Century 21 building on October 13.

12-I: Village Design Committee Meeting Report (Brean, Stykel) – *None*

ITEM 13: OTHER BUSINESS (Chair) (Possible Action)

A. RCPG Hosting a Workshop to Identify Areas of Ramona that Flood During Rain Events for Compiling Future List – Meeting to be 10-20-11 at 7 at the Ramona Community Center, 434 Aqua Ln

The Chair announced the upcoming Flood Control Workshop on October 20, 2011, where County Flood Control will make a presentation on priority projects in Ramona and then public testimony will be taken to help areas of flooding during when it rains. There will need to be a quorum to conduct the meeting.

B. Report on Policy I-63 Meeting at DPLU 9-22-11

Ms. Mansolf attended the Board Policy I-63 workshop at DPLU. Policy I-63 is only applied to projects, usually large scale, that require a General Plan Amendment. An amendment to the General Plan is a significant action, and a plan amendment authorization has been the tool used to determine if a General Plan Amendment should be allowed. Various criteria are considered to make this determination. In the past, planning groups gave input on how they felt projects met the criteria. Now the Director of DPLU makes this determination. The County is trying to further simplify the process and this item will be considered at the Board of Supervisors hearing on October 26, 2011.

C. Report on Emergency Evacuation Easement Status

The Chair said there was a meeting on the Emergency Evacuation Easement with Supervisor Jacob. All major hurdles have been overcome and the project is going forward. There will be a Memorandum of Understanding between SDG&E, the RMWD and the County. This could take just another 30 days or so to complete. The Chair said it could not have been done without Mike Robinson and Trish Boaz at the County, to name just a couple who helped with the process.

Ms. Mansolf said that the Chair kept the project moving forward throughout the process. When work on the Easement seemed to stagnate, he would follow up on it. This is a multi-agency endeavor on something that is out of the ordinary, making it a more difficult process than a permit application.

D Highland Valley/Dye/Hwy 67 Intersection – Report of Information Received From County. RCPG Hwy 67 Subcommittee (Ad Hoc Subcommittee) To Meet with CalTrans to Discuss Options on Highland Valley/Dye/Hwy 67 Intersection, Date to be Determined.

The Chair said an inquiry was made to the County as to what direction the RCPG should take with this issue, and the response from DPLU was the RCPG should meet with the County and CalTrans to discuss the intersection project design.

Ms. Anderson said the response from DPLU says unapproved plans should not be brought forward. An individual had issues with Mr. Hickman working for the County and bringing the plan forward.

Mr. Deskovick said since the plan was voted down months ago and it keeps coming up, he is concerned with the plan being misrepresented to the County and CalTrans as a plan the RCPG supports.

The Chair said he would like to add Mr. Sprong to the Hwy 67 Ad Hoc Subcommittee. Mr. Sprong is the Transportation/Trails Subcommittee chair and should be at the meetings.

MOTION: TO ADD DENNIS SPRONG TO THE HWY 67 AD HOC SUBCOMMITTEE.

Upon motion made by Jim Piva and seconded by Bob Hailey, the motion **passed 10-2-2-0-1**, with Chris Anderson and Matt Deskovick voting no, Dennis Sprong and Kevin Wallace abstaining, and Torry Brean absent.

Mr. Wallace asked why the intersection item keeps coming up on the agenda month after month?

Mr. Sprong said the improvements to the intersection at Highland Valley/Dye/Hwy 67 were brought up so something could be done about the intersection.

The Chair said we are just trying to get some direction and feedback from the County and CalTrans on the intersection.

Mr. Deskovick said he has concerns with people applying their personal agendas.

Mr. Sprong said he believes there are misconceptions of what Mr. Hickman is doing. Mr. Hickman has a lot of information and he has made personal sacrifice with his work on the Transportation/Trails Subcommittee. It is good to have someone with his knowledge on the Group.

Mr. Deskovick said he appreciates what Mr. Hickman brings to the table. He feels Mr. Hickman spearheaded the intersection improvements that include the stop light at Mussey Grade Road, and this issue keeps coming up on the agenda.

The Chair said he supports the work Mr. Hickman has done on this intersection, for the community, 100 percent.

Ms. Mansolf said she didn't vote for the stop light at Mussey Grade Road, but as Mr. Hickman pointed out during his presentation on the intersection – the Project Study Report for Hwy 67 shows Mussey Grade Road with a stop light in 3 of 4 alternatives for the intersection, with the 4th alternative being the no project alternative. Eventually the project details will become more refined, and there will be an EIR and a public comment period. Possibly the Project Study Report for Hwy 67 should go to the Transportation/Trails Subcommittee.

Mr. Deskovick said if the RCPG doesn't say something as a board, he doesn't want to see it go to other groups and/or agencies.

The Chair said we need to discuss the Highland Valley/Dye/Hwy 67 intersection with the County and CalTrans. Both the Montecito Ranch project and the Cumming Ranch project will contribute to improvements at this intersection.

MOTION: TO SET UP A MEETING WITH THE COUNTY. CALTRANS AND THE HWY 67 AD HOC SUBCOMMITTEE TO DISCUSS OPTIONS FOR THE HIGHLAND VALLEY/DYE ROAD INTERSECTION.

Upon motion made by Dennis Sprong and seconded by Bob Hailey, the motion **passed 9-4-1-0-1**, with Chris Anderson, Matt Deskovick, Richard Tomlinson and Kevin Wallace voting no, Carl Hickman abstaining, and Torry Brean absent.

ITEM 14: ADMINISTRATIVE MATTERS (Chair)

A. Names Submitted for New Subcommittee Members (Action)

Bob Hailey said Torry Brean resigned from the South Subcommittee.

B. Confirmation of Subcommittee Members for GP Update, Parks and Transportation/Trails Subcommittee (Action)

Ms. Mansolf said that the minutes do not reflect confirmation of subcommittee members for the Parks Subcommittee, the GP Update Subcommittee and the Transportation/Trails Subcommittee.

MOTION: TO CONFIRM DAWN PERFECT, ARVIE DEGENFELDER, JOHN DEGENFELDER, TORRY BREAN AND ANGUS TOBIASON AS MEMBERS FOR THE PARKS SUBCOMMITTEE.

Upon motion made by Richard Tomlinson and seconded by Kristi Mansolf, the motion **passed 13-1-0-0-1**, with Matt Deskovick voting no, and Torry Brean absent.

MOTION: TO CONFIRM KATHY L. FINLEY, DAWN PERFECT AND JOHN DEGENFELDER AS MEMBERS FOR THE GP UPDATE SUBCOMMITTEE.

Upon motion made by Bob Hailey and seconded by Dennis Sprong, the motion **passed 13-1-0-0-1**, with Matt Deskovick voting no, and Torry Brean absent.

MOTION: TO CONFIRM CARL HICKMAN, SCOTTY ENSIGN, CHERYL WEGNER, MICHELE MORTON, ARVIE DEGENFELDER, JOHN DEGENFELDER, ANGUS TOBIASON, KAREN CARLSON, FRANK GUASTI, FRANK COAKLEY AND DAWN PERFECT AS MEMBERS FOR THE TRANSPORTATION/TRAILS SUBCOMMITTEE.

Upon motion made by Dennis Sprong and seconded by Kristi Mansolf, the motion **passed 14-0-0-0-1**, with Torry Brean absent.

C. Agenda Requests – *None*

D. Concerns of Members – *Addressed under Item 13-C*

ITEM 15: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf